

**TOWN OF SOMERS
PLANNING COMMISSION
P.O. BOX 308
SOMERS, CT 06071**

**PLANNING MINUTES
REGULAR MEETING
February 10, 2011
TOWN HALL – 7:00 pm**

I. CALL TO ORDER:

Chairman, Brad Pellissier called the regular meeting of the Planning Commission to order at 7:00 pm. Members Greg Genlot, William Salka, Cliff Bordeaux and Scott Sutter, were present and constituted a quorum. Also present, Jeff Bord, Director of Public Works/Town Engineer, and Carl Landolina, Town Attorney, and a small number of interested citizens.

II. PUBLIC HEARING:

- a. Jason Avery: Resubdivision Application #412 (Brookside Commons) at 225 Field Rd., Somers, CT.**
- b. Robert Smyth: Resubdivision Application #413 (Cedar Edge Commons) at 251 Field Rd., Somers, CT.**

Chairman Pellissier opened the Public Hearing at 7:00 noting that the Legal Notice had been read into the record at the January 13, 2011 meeting, which had been extended until tonight. Mr. Bord suggested they hear from the Applicant regarding changes made to the Application in response to Planning Commission requests.

Attorney George Schober addressed the Commission as representative for the Applicants. He stated that most changes requested by the Planning Commission had been made. He added that modifications to the original Plan also incorporated requests made by the Conservation and Zoning Commissions as well. He introduced Rachel Dearborn, of Landmark Survey, who would address changes that relate to the Planning Commission.

Ms. Dearborn pointed out the Zoning table, which had been added to the site map. Mr. Schober stated that Easement documents have been forwarded to Attorney Landolina. Mr. Schober said he has also supplied language on the re-subdivision plan, in the event the Affordable Housing isn't built; the parcels will re-merge. Ms. Dearborn laid out the Map depicting the easements; pointing out the Avery parcel access on to Field Road and Billings Road; and the Smyth parcel access on to Billings and the Avery property.

Mr. Pellissier questioned whether an easement was necessary for the retention basin. Attorney Landolina stated the easement document does create the right to drain into the basin. He added that he expects that a condition of approval will be that all infrastructure (roadway, drainage) will be completed by whichever party (Smyth / Avery) goes first.

Mr. Bordeaux asked what would happen if parcel 1 is built, but not parcel 2. Attorney Landolina reminded members of the re-merge language, and easements. He added that the road and drainage would be in place. Mr. Genlot asked who would be responsible to maintain the retention basin. Attorney Landolina explained that would be the homeowners' responsibility, not the Town's.

Ms. Dearborn returned to the Zoning Table, on the site map and pointed out impervious coverage, and distances, now meet all requirements. She showed the location of the well and septic system. Mr. Pellissier asked Mr. Bord if he had any concerns regarding the revised Plan. Mr. Bord explained he had not yet reviewed the changes. Mr. Genlot asked about buried propane tanks and their distance from the driveways. She stated she'd measured from the foundations, but they are a minimum of 5 feet from the water lines, and 10-15 feet between tanks.

Mr. Pellissier then opened the Hearing to the public.

Daniel Marceau, Autumn Lane, asked if the public could view the Plans. He was interested in seeing parking and driveway locations. Mr. Bord pointed out the Plans available in the meeting room for the public to view, and added that Mr. Marceau could also visit the Land use office.

David Ryders, Tanglewood, asked if all of the infrastructure would be put in on day 1. Mr. Pellissier explained that developing the road will be a process, but the road, power, water, & emergency access would all be in place prior to development.

Attorney Landolina informed the Commission that Mr. Schober had prepared the easement documents, and most changes he'd suggested were made. He added that the language that creates the right to access the property is in satisfactory form. Attorney Landolina stated he could not comment on the language on the re-merge of the parcels, as he hadn't reviewed it.

Mr. Pellissier stated he would like Mr. Bord, the Town Engineer, to look at the revised Plans. He added that he would not be comfortable signing off on Plans that had not been reviewed by the Town Engineer, and suggested extending the Public Hearing.

A motion was made by Mr. Genlot to extend the Public Hearing to February 24, 2011. The motion was seconded by Mr. Sutter, followed by a unanimous vote as approved.

III. OLD BUSINESS:

- a. Jason Avery: Referral from Zoning for twenty unit (10 duplex) Affordable Housing (C.G.S. 8-30g) at 225 Field Rd., Somers, CT, Map 2-Block 50.**
- b. Robert Smyth: Referral from Zoning for twenty unit (10 duplex) Affordable Housing (C.G.S. 8-30g) at 251 Field Rd., Somers, CT, Map 2-Block 44-Lot 3.**

No action taken, as the Public Hearing was extended to February 24, 2011.

IV. NEW BUSINESS:

- a. Election of Officers**

A motion was made by Mr. Genlot to nominate: Brad Pellissier, as Chair, Cliff Bordeaux, as Vice Chair, and William Salka, as Secretary; seconded by Mr. Sutter.

Mr. Pellissier asked either nominee if they wished to step down. Neither spoke up.

The motion and second, was then followed by a unanimous vote as approved.

b. Review & Adopt By-Laws

Mr. Bord had an older version of the By-Laws. He agreed to locate the current, and email to members, and the Commission would review them at the next meeting.

V. DISCUSSION:

a. Discussion on Plan of Conservation and Development (POCD)

Mr. Pellissier reminded members of a joint meeting with the Board of Selectmen on February 24, 2011, at 6:00 pm.

VI. STAFF/COMMISSIONER REPORTS:

None.

VII. CORRESPONDENCE AND BILLS:

None.

VIII. MINTUES APPROVAL: (1/27/11):

Mr. Pellissier asked members for comments or changes to the 1/27/2011 Minutes. None were brought forth.

A motion was made by Mr. Bordeaux to approve the 1/27/11 Minutes as written; seconded by Mr. Genlot, and then unanimously voted by members as approved.

IX. ADJOURNMENT:

A motion was made by Mr. Sutter to adjourn; seconded by Mr. Bordeaux, and unanimously voted to adjourn the February 10, 2011 Regular Meeting of the Planning Commission at 7:31 pm.

Respectfully submitted,

William Salka, Secretary

Kimberly E. Dombek, Recording Secretary

MINUTES ARE NOT OFFICIAL UNTIL APPROVAL AT A SUBSEQUENT MEETING.